

Representations from Local Residents

1. Sophie Philippon-Thomas

Dear Sir/Madam,

I am writing to formally object to the application for a new premises licence for the above-named premises. I have a direct interest in this application as a local resident located in the immediate vicinity. Granting this licence would negatively affect my quality of life and other residents' on the estate.

I object to this application on the following grounds:

1. Prevention of Public Nuisance

The proposed operating hours are far too wide, being far too early in the morning and extend late into the night and this every day of the week. There is absolutely no legitimate reason why premises should be able to sell alcohol at 6.00am on a residential estate. As you will note from the address of the premises, the store is located on a square and I believe that benches are to be installed. This is likely going to encourage some people especially younger people buying alcohol coming out of the store and staying on the square to drink it. This will cause significant noise, disturbance, littering, and antisocial behaviour. Consideration should be given to the residents that will reside in flats above the store and around the square.

2. Protection of Children from Harm

The premises are located directly on the route to and within the close proximity of the local school, The Marlborough C of E School and is located in a heavily family-oriented residential area, increasing the risk of underage drinking and exposure to drunken/anti-social behaviour which would justify considerably reducing the hours for the sale of alcohol.

3. Lack of supervision over the running of the Store

Alcohol is proposed to be sold from a Budgens store. Budgens are franchises unlike small Tescos, or Sainsbury locals and therefore will not be subject to any checks. The owners will manage the shop as they see fit. Selling cheap alcohol will be more lucrative for them no doubt than selling vegetables and therefore there is a risk that the store could prioritise alcohol sales, potentially leading to increase consumption at all time of day and night and anti-social behaviour.

For the reasons outlined above, I strongly urge the Licensing Committee to refuse this application entirely. If the committee is minded to grant the licence, I request that strict conditions be imposed, including drastically reducing opening hours and the hours within which alcohol can be sold.

Further to my email, relating to my objections to the hours within which alcohol can be sold, I would also like to also object to the opening hours of the store being from 6.00am till 11.00pm and this every day single day as well to the sale of hot food..

The store is on a residential estate, it is not in the middle of a city centre. No shops in Woodstock open at 6.00am and there is no local need for such extended opening hours. There are a number of residential properties all around and above the store and this will just create a nuisance which no-one wants on the estate.

I also note from the proposed plan of the premises that I have now seen that hot food is to be sold for consumption off the premises. Again, between alcohol being sold till 11.00pm as proposed and hot food, this will lead to noise, loitering and anti social behaviour that again no one wants on the estate. The store is not in a city centre where people may want food

late in the evening. People have chosen to live on this estate to be in a calm and family-focused environment. Also, the provisions of bins on the estate is minimal to non-existent and allowing the sale of hot food will inevitably create litter throughout the estate, undermining an area that was designed to protect and respect the environment.

In terms of the sale of alcohol, when I wrote my objection below, I had not had access to the proposed plan of the premises. As well as the hours of opening, I was very concerned to note on the plan the number of shelves allocated for alcohol which seem to represent a third of the floor area of the store. What the estate needs is a store that sells food including vegetables, fruits, dairy, bread and other items much more than the sale of alcohol.

To conclude, I object to:

1. The extensive opening hours generally. The opening hours should be reduced to 8.00am til 9.00pm
2. The hours within which alcohol can be sold. If you are minded to allow the sale of alcohol, then the hours should be drastically reduced from 11.00am till 8.00pm. The shop should primarily be for the sale of food and therefore, a bigger area than that currently allocated for food should be required.
3. The sale of hot food should not be permitted. There is absolutely no need for a convenience store on the estate to sell hot food which will only create a nuisance in terms of noise and litter.

2. Mark Chalmers

I am writing to make a formal objection to the application for a premises licence for Budgens at Park View, Woodstock, to sell alcohol Monday to Sunday from 6.00 am to 11.00 pm.

I object strongly to this application on the basis that it would undermine the licensing objectives under the Licensing Act 2003, namely:

1. The prevention of crime and disorder
2. Public safety
3. The prevention of public nuisance
4. The protection of children from harm

Park View is not a town-centre retail area. It is a family-centred residential development, designed around homes, green spaces, pedestrian routes and community living. It is a quiet residential neighbourhood, with children, families, older residents and people working from home. There is also a nursery and schools nearby. A licence allowing alcohol sales from 6.00 am until 11.00 pm, seven days a week, is excessive and inappropriate for this setting.

The proposed hours would make alcohol available for almost the whole day, including early mornings, school run times, evenings and late at night. This is likely to attract people into the development who have no connection to the area and no reason to be there other than to buy alcohol. That creates a real risk of nuisance, noise, litter, loitering and anti-social

behaviour in a place where residents should reasonably expect peace, safety and quiet enjoyment of their homes.

The shop sits within a residential environment. Any increase in footfall, vehicle movements, parking pressure, noise from customers, conversations outside the premises, door-slamming, late-night comings and goings, and alcohol-related litter would be felt directly by nearby households. Unlike a town-centre shop, there is no buffer between the premises and residents' homes. The impact would be immediate and local.

I am particularly concerned about the risk to children. Park View has many young families, and children walk, cycle and play in the area. A licence from 6.00 am to 11.00 pm would normalise the sale and visibility of alcohol in the heart of a residential development used by children every day. The proximity of a nursery and schools makes this especially concerning. Even if the applicant proposes age-verification measures, that does not address the wider issue of children being exposed to alcohol sales, alcohol-related behaviour, litter, and increased adult footfall around a family residential area.

There is also a clear risk of public nuisance. Alcohol sales for such long hours can lead to street drinking, bottles and cans being discarded, noise outside the premises, disturbance to residents, and groups gathering near the shop or in surrounding public areas. These risks are greater because Park View is not a managed night-time economy area. It is a residential community.

The application also raises public safety concerns. Additional visitors, especially in the evening, would increase movement through residential streets, around parked cars, pedestrian routes and areas used by children. This could create avoidable risk, particularly during school and nursery drop-off and collection times, and during darker evening hours.

I do not believe the proposed licence is suitable for this location. The scale of the hours requested is disproportionate to the needs of a neighbourhood convenience store within a family residential development. The applicant has not, in my view, demonstrated how the licensing objectives can be properly protected in this particular setting.

For these reasons, I respectfully ask the Licensing Authority to refuse the application.

If the Licensing Authority is not minded to refuse it outright, I ask that strict conditions be imposed, including:

- No alcohol sales before 10.00 am or after 8.00 pm.
- No sale of single cans or single bottles of beer, lager, cider or similar products.
- No sale of high-strength beer, lager or cider above 5.5% ABV.
- No sale of miniature spirits.
- No alcohol displays near the entrance, exit or areas visible to children.
- A robust Challenge 25 policy.
- Staff training on age-restricted sales, proxy sales and dealing with intoxicated customers.

- CCTV covering the entrance, exit, alcohol display areas and the immediate outside frontage.
- An incident log is available to the police and licensing officers.
- Clear signage asking customers to leave quietly and respect residents.
- Regular checks outside the premises for alcohol-related litter.
- No external advertising of alcohol.
- No deliveries of alcohol from the premises.
- No consumption of alcohol immediately outside the premises.
- A direct contact number for residents to report nuisance.

However, my primary position remains that the application should be refused. The proposed licence is not appropriate for a quiet, family-centred residential development and would undermine the licensing objectives.

3. Peter and Caroline Tooke

The above application is for a store on the Park View development at Woodstock, taking up two units and selling alcohol from 6am to 11pm. We are nearby residents on this estate and we object to this application for the reasons below.

The creation of such a store would create a traffic volume that is not appropriate in such a deeply residential area, particularly with two playgrounds and the Park View Childcare nursery nearby.

A licence to sell alcohol until so late at night would be disruptive to local residents. It is likely to lead to antisocial behaviour such as youths congregating outside, leading to litter, graffiti and vandalism.

Park View has been designed as, and is regarded as, an exemplar of a high quality, sustainable housing development. Residents and their acquaintances think of it as a place to aspire to live in, with high quality homes. Such a store would be out of keeping with these attributes.

There is no need for such a store locally when other outlets already exist, such as Budgens in Yarnton and the Co-Op in Woodstock.

Please refuse this application

4. Nina Becket

I live at xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx and wish to object to the length of the proposed Budgens Woodstock selling alcohol hours.

A licence to sell alcohol until so late at night within a housing estate is likely to be disruptive to local residents and seems unnecessary given that there is a Budgens in Yarnton and the Co-Op in Woodstock.

I am contacting you to appeal against the above application.

6am in the morning for the purchasing of alcohol is unnecessary.

There are many young families and working people living very near this square and I consider having an off licence open for these hours will create uncertainty in our new community.

The Coopers school students walk through the estate, I believe there is already an issue with some of these and alcohol, having this shop near by which is open in these hours and off the beaten track by would not be sensible

Please keep my name and contact information private and not available for public view

I write as a nearby resident and freehold owner on xxxxxxxxxxxxxxxxx to make a representation under Section 18 of the Licensing Act 2003. My representation is made in relation to the licensing objective of the prevention of public nuisance.

I do not object in principle to the establishment of a convenience store serving the Park View community and recognise the benefits that a successful business will bring to the area. However, I consider inappropriate both the proposed hours for the sale of alcohol and the adequacy of the measures proposed to prevent nuisance to nearby residents.

The application seeks permission for the sale of alcohol for consumption off the premises between 6am and 11pm every day of the week. Given the Licensing Committee's obligation to consider the nature of the locality when assessing the impact of licensing, it may wish to note that the premises are situated within Wincott Square at the heart of Park View. The premises are not located in a town centre, but forms part of a master-planned residential community on the edge of a town. It is in immediate proximity to family homes: several of these are within approximately 20 metres of the curtilage of the premises and six flats sit directly above it.

I live with my young family approximately xxxxxxxxxxxx from the premises.

[illegible]

As you will know, statutory guidance issued under Section 182 of the Licensing Act recognises that public nuisance can arise from noise, disturbance and anti-social behaviour

associated with licensed premises and that licensing authorities may impose conditions and restrict hours where this is appropriate and proportionate to promote the licensing objectives. In this case, the application seeks authorisation for alcohol sales over a seventeen-hour period each day, from 6am until 11pm. I consider both ends of that proposed trading window to be inappropriate for a premises located at the centre of a residential neighbourhood.

The early-morning period is a time when residents are entitled to expect a particularly high degree of quiet enjoyment of their homes, and many will still be asleep. Equally, the proposed continuation of alcohol sales until 11pm extends licensed activity well into the evening in a setting where residential amenity is the dominant consideration. The later alcohol sales continue, the greater the likelihood of customer congregation, conversations outside the premises, vehicle movements and other associated activity affecting neighbouring occupiers during the period when residents are seeking to enjoy their homes and make use of their gardens.

I am also concerned by the limited nature of the measures proposed by the applicant to prevent public nuisance. The operating schedule appears to rely principally upon staff training and signage requesting customers to respect residents and leave quietly. Whilst these measures are welcome, they do not amount to a comprehensive strategy for managing the impacts of alcohol sales across such a wide window: the application contains no meaningful proposals addressing customer congregation outside the premises, litter associated with alcohol purchases, noise generated by customers arriving and departing, or the cumulative impact of licensed activity upon neighbouring homes during the most sensitive periods of the day.

Accordingly, I request that, if the licence is granted, the Licensing Authority impose a condition limiting the sale of alcohol from 8am to 7pm daily. Such hours would allow the premises to operate successfully as a neighbourhood convenience store whilst providing a more appropriate balance between the needs of the business and the interests of those living immediately adjacent to it.

7. Lucy Hyde-Dunn

In summary, we believe that the proposed alcohol sales from 6am to 11pm every day are excessive for a residential estate and may increase the risk of anti-social behaviour.

The estate is a newly occupied family-oriented development with many young families and children, and within walking distance of two schools.

If the premises intends to dedicate a substantial proportion of floor space to alcohol sales, as indicated on the plan, we would also like the licensing authority to consider whether the scale of alcohol provision is appropriate for the location.

Late evening alcohol sales until 11pm may encourage loitering, noise, littering and disturbance very close to homes.

Early morning opening and alcohol sales from 6am may generate vehicle movements, customer activity and noise at a time when residents would reasonably expect quiet enjoyment of their homes. The proposed hours are beyond the other local shops in nearby

Woodstock (currently open at a maximum 7am - 10pm) and will encourage early morning and late night visitors to the estate to buy alcohol.

In addition, the application does not appear to include any restrictions on delivery hours, and early morning or late evening stock deliveries will cause noise nuisance to nearby properties.

The applicant's proposed measures for preventing public nuisance are very limited (mainly signage asking customers to leave quietly) and we believe these are not sufficient given the proximity of residential properties - including apartments directly above the location and houses very close by.

We therefore object to this application, and in particular to the premises sales window, which is excessive for the location.

We respectfully ask the licensing authority to require additional conditions, including restrictions on sales hours and limitations on delivery times, as well as much stronger measures to prevent public nuisance, littering and anti-social behaviour.

Please can you confirm receipt of this objection and also that the comments portal online is now functional.

Thank you for your consideration

8. Bryn Jones

I am writing to formally object to the premises licence application submitted by Mr Jeyasothy Jeyalan for the Budgens Woodstock premises located at Units 23 & 24 Wincott Square Woodstock, OX20 1GB.

The application seeks permission to sell alcohol and groceries from 06:00 to 23:00, seven days a week. As my daughter is a local resident and lives in one of the eight flats above the proposed Budgens store, I strongly object to these proposed operating hours on the grounds that it undermines the prevention of public nuisance licensing objective under the Licensing Act 2003.

My objection is based on the following specific concerns:

Disturbance from Customers: The store is located directly beneath eight residential flats. Granting a licence until 23:00 every day will result in significant noise and vibration from late-night customers, slamming car doors, and conversations outside the premises as late as 23:00 and beyond.

Noise from Deliveries and Waste: Early morning grocery and alcohol deliveries at 06:00 (or earlier) and late-night refuse disposal will disrupt the sleep of residents in the flats directly above.

Antisocial Behaviour: Extended hours for off-sales of alcohol can attract street drinkers and groups who may congregate outside the store. This will inevitably lead to antisocial behaviour, bad language and littering directly beneath the homes of the residents living in

the flats above.

Residents living above and in the immediate vicinity of this commercial unit have a reasonable expectation to peace, quiet and undisturbed sleep. The proposed 17-hour, 7-days-a-week trading schedule will cause unacceptable daily disruption.

If the Licensing Authority is minded to grant the application, I urge you to significantly reduce the permitted hours for the sale of alcohol and groceries (e.g., restricted to 08:00 to 20:00) and impose strict conditions regarding delivery times and noise mitigation.

Thanks you for considering my representation. I would like to be kept informed of the progress of this application and any forthcoming committee hearings.

Addendum

In addition to the points already raised, I wish to draw attention to two further site-specific matters.

First, as I understand it, there is no designated customer parking serving Units 23 and 24. My concern is not simply about parking convenience. Rather, in the context of the proposed alcohol off-sales hours of 06:00 to 23:00, seven days a week, the absence of designated parking is likely to increase the risk of public nuisance for residents living directly above and near the premises.

Customers attending a convenience store for short alcohol purchases are likely to stop as close to the premises as possible. This may result in repeated short-stay vehicle movements immediately outside or near the residential flats, including engines starting and stopping, doors closing, customers speaking outside vehicles, headlights, and late-evening arrivals and departures.

Second, I ask the Licensing Authority to consider whether the licence would permit alcohol sales via online, app-based or third-party delivery services. If so, this would create an additional nuisance risk from delivery drivers or riders attending the premises for collections, waiting outside, using vehicles or scooters, and making repeated short-stay visits during the early morning or late evening periods. In a building with residential flats directly above the premises, this should be expressly addressed by condition.

I also ask that any external lighting, illuminated signage, security lighting or shopfront lighting associated with the licensed premises be controlled so that it does not cause light disturbance to the residential flats above or nearby.

If the Licensing Authority is minded to grant the application, I respectfully request that any conditions, operating schedule or noise management plan address the full range of public nuisance concerns raised in my original representation and this addendum, including:

- the proposed alcohol off-sales hours of 06:00 to 23:00, Monday to Sunday, and whether those hours are appropriate given the residential flats directly above the premises;

- customer noise, late-evening footfall, congregation outside the premises, and customers leaving the area after purchasing alcohol;
- deliveries, loading and unloading, stock movement, roll cages, refuse handling, bottle disposal and other operational noise or vibration affecting the flats above;
- customer vehicle movements, short-stay stopping, idling engines, door-slamming, headlights and parking-related disturbance outside or near the premises;
- third-party delivery driver/rider collections, including waiting outside, vehicle or scooter noise, idling and repeated short-stay visits;
- external lighting, illuminated signage, security lighting and shopfront lighting affecting nearby residential flats;
- litter, including bottles, cans, alcohol packaging and refuse in the immediate vicinity of the premises; and
- clear direct contact arrangements for residents to report nuisance promptly to the premises licence holder or duty manager.

I would also be grateful if the Licensing Authority could ensure that Environmental Health/Environmental Protection has reviewed the application, given the direct residential accommodation above the proposed licensed premises.

For the avoidance of doubt, this addendum should be read alongside my original representation. My overall position remains that the proposed hours are excessive for this particular location and that, if the licence is granted at all, it should only be granted with materially reduced hours and robust, enforceable conditions to protect residents from public nuisance.”

10 Karen Gibson

The hours proposed in this application fall outside "Night hours" as defined by The Noise Act 1996. The "Premises" are below & very close to residents around Wincott Square. The foreseeable noise disturbance from traffic (deliveries & shoppers) & visitors is unacceptable in our quiet, family-oriented community. Our community is safe to walk around at night. The availability of evening & late night shopping for alcohol will invite traffic, noise, littering & antisocial behaviour not only to Wincott Square but likely to Park View's recreational areas also. Please do not allow this to happen. The Woodstock police team have challenges enough. How can they keep us safe on Park View? Many Budgens stores nationally are located in residential areas with much narrower opening hours than proposed in this application eg. 8.00am - 8.00pm (Northleach). Please consider the short & long term impact on our community when making your decision. Thank you.

11 Karen Visser

I am writing to make a representation regarding the premises licence application for Budgens Woodstock, Unit 23 & 24 Wincott Square, Park View, Woodstock, OX20 1GB, for off-sales of alcohol Monday to Sunday, 06:00 to 23:00.

I live nearby at xxx. I am registered severely sight impaired, with very limited remaining vision. I mention this not as a separate ground of objection, but because it explains why increased late-evening noise, litter, discarded bottles or cans, and unpredictable movement through nearby pedestrian routes would have a direct impact on my safety, independence and ability to use my home confidently.

My home is unusually exposed because it is close to both a pedestrian walkthrough and a communal parking area. I rely heavily on predictable routes, clear ground surfaces and a stable environment to move safely. Any increase in late-evening gathering, noise, litter, or movement through the walkthrough is therefore more difficult for me to manage than it would be for someone with full sight.

In my experience, Park View is already difficult to navigate safely as a pedestrian. There are no pedestrian crossings or traffic calming measures in this area, and some tactile markings appear to be poorly placed, including markings that lead towards planting rather than a clear pedestrian route. This makes any increase in late-evening movement, litter or gathering around pedestrian routes more significant from a public safety perspective.

I have engaged with local Community Police Officers on several occasions about issues in this immediate area, including fast e-scooter use and late-night disturbance. I do not wish to overstate those incidents, but they show why I am concerned that alcohol off-sales until 23:00 every day could add to existing vulnerabilities in a residential setting.

My concern is that the proposed hours may increase late-evening footfall, noise, litter and gathering near homes, particularly around pedestrian routes and parking areas. I therefore object to the proposed hours as currently requested and ask the Licensing Authority to consider whether they are appropriate in this residential context.

If the licence is granted, I ask that proportionate conditions are considered, including:

- Reduced evening hours for alcohol off-sales.
- Clear signage asking customers to leave quietly and respect nearby residents.
- A litter management plan for the area immediately around the premises.
- CCTV covering the premises entrance and customer approach, where this is within the applicant's control.

Staff procedures for discouraging nuisance, street drinking, disorder, or litter connected with purchases from the premises

12 Jemma George

I write in response to the Notice of Application for a Premises Licence for the above Applicant/Address.

The surrounding development is almost entirely residential and likely to include families with small children, perhaps some elderly folk but most of all residents who would reasonably expect a fairly quiet environment beyond the hours of, say 9pm (21:00).

Issuing a Premises Licence Monday to Sunday from 06:00 to 23:00 has quite obvious potential to disrupt a residential environment. The delivery of alcohol, the stocking of alcohol and the sale of alcohol particularly during such early and extended hours raises a hat trick of peril, which is totally unnecessary for this location in particular.

Woodstock High Street has an adequate supply of such products and of course residents can receive deliveries, which would be plentiful on their own. The coming and going of delivery trucks also presents a potential and highly unnecessary risk to a residential area such as Park View.

I believe the applicant has failed to demonstrate that the operation will uphold the four basic licensing objectives **and I have set out further details of my objection below**. I do hope that common sense will prevail. Thank you for your time and consideration.

The proposed hours for alcohol sales (6:00am–11:00pm) are excessive for a premises located within a predominantly residential development. While the premises may be suitable for general convenience retailing, the applicant has not demonstrated why alcohol sales need to commence at 6:00am. Earlier availability of alcohol is likely to increase customer movements, vehicle activity, noise and disturbance during hours when residents can reasonably expect peace and quiet. A much later start time (or no licence) for alcohol sales would enable the business to trade while better promoting the licensing objective of preventing public nuisance.

I believe the the applicant has failed to demonstrate that the operation will uphold the four basic licensing objectives:

1. Prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

For a premises in a residential development with proposed alcohol sales from **6:00am to 11:00pm**, there is potential for **public nuisance and perhaps crime and disorder**:

1. Public nuisance

- A 6am start is unnecessary for the local residential community.
- Early morning alcohol sales encourage activity at a time when residents reasonably expect quiet enjoyment of their homes.
- Customers arriving from 6am may generate:
 - vehicle noise
 - engines idling
 - car doors slamming
 - conversations outside
 - delivery activity
 - litter
- Evening sales until 11pm may extend noise into the period when residents are putting children to bed or sleeping.
- Even if the premises itself is well managed, disturbance often occurs outside the premises where staff have limited control.
- There may be cumulative effects on neighbours, causing concern and bad feeling.

2. Unsuitable location

- The character of the area is residential rather than commercial.
- Residents bought or rented homes expecting peaceful enjoyment.
- Extended alcohol hours are inconsistent with the nature of the development.
- Apartments sit directly above or beside the premises;
- While Units would have their own entrance, it is a small building with communal entrances;
- Many homes overlook the shop;
- There are shared access roads or courtyards.

3. Lack of evidence that 6am sales are needed

- There is no evidence of consumer demand for alcohol at 6am or towards 11pm.
- The applicant does not appear to have demonstrated that such early sales are necessary.
- If the business is primarily a convenience store, restricting alcohol sales to later hours would not prevent trading in other goods. At the very least, significantly reduced alcohol hours are essential.

4. Crime and disorder

- Without speculation the sale of alcohol could cause anti-social behaviour, including;
- Street drinking nearby;
- Police call-outs;
- Alcohol-related incidents;
- Waste and disorder in nearby parks or communal areas where drinking occurs.

5. Cumulative impact - There is sufficient supply on Woodstock High Street and of course residents can receive supermarket deliveries. There is no need for this site to sell alcohol and certainly not 6am/11pm.

6. Availability of alcohol nearby

- There is no unmet need as there are suppliers in Woodstock and home deliveries;
- Another licence adds little public benefit;
- Increased availability increases the potential for nuisance.

7. Deliveries

- Early morning deliveries could be noisy & disruptive for residents in & around the building;
- Reversing alarms;
- Cages and bottle handling;
- Unloading noise.

13 Sharone Parnes

I am writing as a local resident of Woodstock to formally register my objection to the application for a new premises licence submitted by Shun Retail Store Limited for the above property.

For the purpose of full transparency, I note that while I am an elected Town Councillor for Woodstock Town Council, I did not attend, deliberate, or participate in the vote when the Town Council determined its response to this application. I am submitting this representation strictly in my personal capacity as an individual local resident directly impacted by this proposal.

While a neighborhood corner shop is likely to be widely welcomed and appreciated on this estate, the current configuration, scale of alcohol display, lack of operational containment, and excessive hours are completely inappropriate for this highly compact residential location.

I object to the granting of this licence - which seeks off-sales of alcohol from 06:00 to 23:00 hours, seven days a week - on the grounds that it fails to promote, and actively undermines, core licensing objectives: **The Protection of Children from Harm, The Prevention of Public Nuisance, and The Prevention of Crime and Disorder.**

Preliminary Matter: Procedural Deficiencies in Public Consultation

Before addressing the licensing objectives, I wish to draw the Authority's attention to apparent failures regarding the statutory public notice requirements:

- **Obscured Public Notice:** The blue consultation notice was not posted on a window facing the main thoroughfare where it would catch the eye of passersby. Instead, it was placed on a door facing what is currently an alleyway running alongside an active construction site, heavily compromising its visibility to the general public.
- **Lack of Address and Structural Clarity:** The physical retail units do not yet feature building numbers, making it highly difficult for residents to identify the location. Furthermore, the application lists "Unit 23 & 24", but it remains completely unclear to the community how the shop will physically occupy these units (e.g., whether it is expanding into an adjacent unit), preventing residents from accurately assessing its true scale and physical footprint. There is also no application reference number on the blue notice, making it more difficult for members of the public to look up the application materials.

I. The Protection of Children from Harm

The proposed premises is located in an exceptionally child-dense, family-oriented residential area. The application fails to safeguard the young children using nearby facilities:

- **Immediate Proximity to Playgrounds:** The shop sits in a direct line of sight between two heavily utilized community playgrounds located on the exact same

road. The southern playground (near Wheeler Avenue) is a mere 200–214 paces away; and the northern playground (towards Shipton Road) is less than 270 paces away – being also directly opposite a children’s nursery and under-fives facility.

- **Insecure Internal Layout and Unrestricted Access:** An inspection of the submitted floor plan reveals a disproportionately extensive array of open shelf space dedicated to alcohol along the entire left wall, rear left corner, and counter baseline. There is no indicated structural or physical boundary separating the alcohol display from general grocery items. This configuration allows unaccompanied child visitors to freely browse, touch, or access high-strength products without physical restriction, making a standard "Challenge 25" point-of-sale policy dangerously reactive rather than preventative.

2. The Prevention of Public Nuisance & Public Safety

This is a highly compact residential development. The logistics and customer traffic required to sustain a high-volume off-licence will cause significant ambient disruption:

- **Omission of Major Local Development:** While the application references the current estate footprint, it entirely ignores an **extant application for 500 additional dwellings** which will connect or expand the estate into the adjacent segment of the very same field.
- **Delivery Logistics and Traffic Chaos:** Because this is a highly compact layout, there is no designated off-road loading bay or obvious space for large delivery lorries to safely unload stock. Delivery vehicles parking and blocking narrow residential roads will cause severe gridlock, blind spots for pedestrian children, and a public safety hazard.
- **Late-Night and Early-Morning Noise:** Allowing alcohol sales to commence at 06:00 and continue until 23:00, seven days a week, is excessive for a quiet estate. It will invite early-morning and late-night customer traffic, car doors slamming, and social gathering, completely shattering the peace of nearby homes.

3. The Prevention of Crime and Disorder

The combination of an extensive, open-access alcohol layout and nearby park infrastructure creates a high probability of escalating anti-social behaviour (ASB):

- **Magnets for Anti-Social Drinking:** Both of the nearby playgrounds feature public benches and tables. This infrastructure, situated just steps from an off-licence, will inevitably act as an immediate magnet for youth congregation, proxy purchasing, and street drinking.
- **Inadequate Security Measures:** The applicant relies almost entirely on CCTV to deter crime. CCTV is more a post-incident investigative tool, not a reliable preventative measure in this context. It will not stop an intoxicated individual or a group of youths from stealing or causing disorder. In a compact estate directly

adjacent to open fields and play parks, the risk of alcohol-fuelled ASB radiating into the community is too high to be mitigated by cameras alone.

Conclusion and Requested Conditions

There is a notable basis to consider that this application as presented would evolve to facilitate the establishment of a high-volume alcohol outlet within a neighborhood corner shop, without sufficient regard for the nursery, the adjacent playgrounds, or the eventual 500-home expansion.

I urge the Licensing Sub-Committee to **refuse** this application in its current form. If the Committee is minded to grant the licence, I strongly request that the following robust conditions be legally appended to it:

1. **Drastically Curtailed Operating Hours:** Restrict alcohol sales to reasonable daytime hours only (e.g., 09:00 to 20:00) to mitigate late-night and early-morning nuisance.
2. **School Run Delivery and Sale Blackouts:** Prohibit the commercial delivery of alcohol to the premises, and suspend the retail sale of alcohol entirely, during local school/nursery drop-off and pick-up hours (e.g., 08:15–09:15 and 14:45–15:45) to protect child safety.
3. **Mandatory Physical Security Barriers:** Require all alcohol products to be securely stored **entirely behind the service counter** or within locked, glass-fronted cabinets to prevent direct, unhindered physical access by underage visitors.
4. **Radius Waste Management:** Impose a condition requiring store staff to conduct daily litter sweeps within a 300-meter radius of the shop to clear any alcohol-related waste from the two playgrounds.

Thank you for considering this representation. I look forward to being notified of the committee hearing date so that I may attend and speak to these points.

For technical reasons I have been unable to append photographs to this submission but if requested to do so I would be very happy to share them by email or at a licensing hearing.

I would also strongly recommend that a site visit be conducted by relevant WODC officers and district councillors before the application is determined

14 Caroline Merson

I am a resident of xxxxxxxxxxxx and I live close to the proposed location of the Budgens store on Wincott Square. I object to the proposed opening hours, specifically the proposal to stay open until 23.00.

The late opening hours until 23.00 are wholly unsuitable for the location of the store, on a quiet residential development, surrounded by houses and populated by families. It is unwelcome to have a shop open selling alcohol until such a late hour, first on the basis that

customers will cause noise pollution due to vehicles driving to and parking at the store, and due to voices/footfall. I am also concerned that those purchasing alcohol at night may then sit in Wincott Square (which will have benches) to drink it, causing further noise pollution, and an undesirable public drinking culture in a family, residential area. There may be a further risk of littering & antisocial behaviour.

More suitable opening hours should be proposed, commensurate with the other shops surrounding the store and respecting the quiet, family-oriented, residential nature of the development. I would suggest 8pm would be more suitable.

Woodstock Town Council

The Council objected to this application due to the late opening hours with concerns for the close neighbourhood.

Letter of support

I. Stefan Czuplak

We need an additional local store in this area and so far the best local store is the budgens store in yarnton so to have them bring their services closer would be a great benefit to the area. If they want to sell alcohol during their ours of operation we need to trust that they will do this sensibly. It would not be their fault if someone abuses this privilege. We need to get good companies and services available in the area